

- ☒ Rezoning ☐ Other
☐ Use Permit
☐ Development Review
☐ Master Sign Programs
☐ Variance

Case # _____ / 850 -PA- 03 th
 Project Name McDonald Professional Ctr.
 Location 5975 N. Miller Road
 Applicant DEI Professional Services
(602) 954-0038 ph

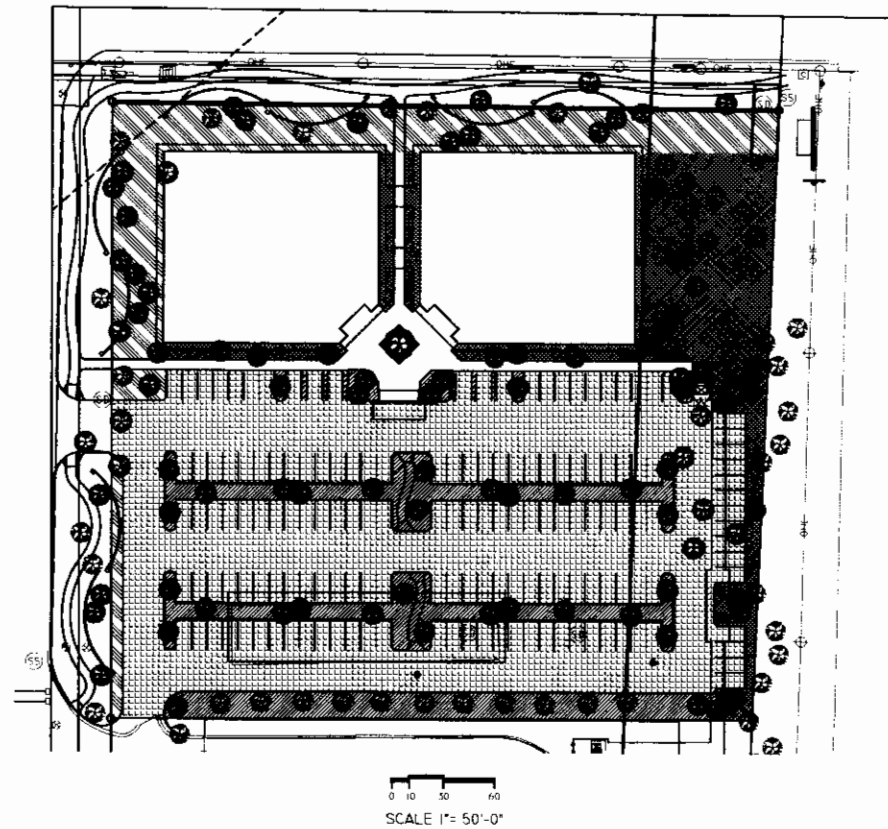
SITE DETAILS

Proposed/Existing Zoning: _____
 Use: _____
 Parcel Size: _____
☐ Gross Floor Area ☐ Total Units: _____
☐ Floor Area Ratio ☐ Density: _____

Parking Required: _____
 Parking Provided: _____
 # Of Buildings: _____
 Height: _____
 Setbacks: N- _____ S- _____
 E- _____ W- _____

In the following space, please describe the project or the request

In concert with the proposed General Plan (in process) we herein apply to rezone this property from R1-43 to SR. The proposed use is consistent with existing SR zones to the West and NW of the property as fronting along McDonald Dr. Multi Family uses R1-5, R1-7 and R1-10 respectively to the east are buffered by the considerable separation provided by the AZ Canal. The adjoining R1-43 district north of the proposed is separated by the width of McDonald Dr. Please note that this is the Stable Galleries, historically and currently a boutique commercial use. Generous setbacks beyond required and rich landscape are indicated along the proposed development north side. The adjoining R1-43 district west of the property is buffered by Miller Road. and would be benefited by the scale, quality and development standards implicit to the transitional nature of SR zoning. The R1-43 directly to the south (with the only common property line to the proposed) currently serves in special use for the water treatment facility. SR use to it's north would soften and transition down the scale of the treatment building and better blend it into the community.



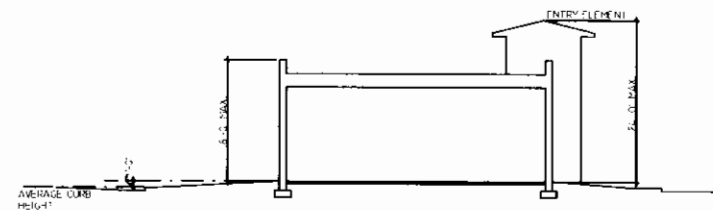
AREA CALCULATION SITE PLAN

KEY

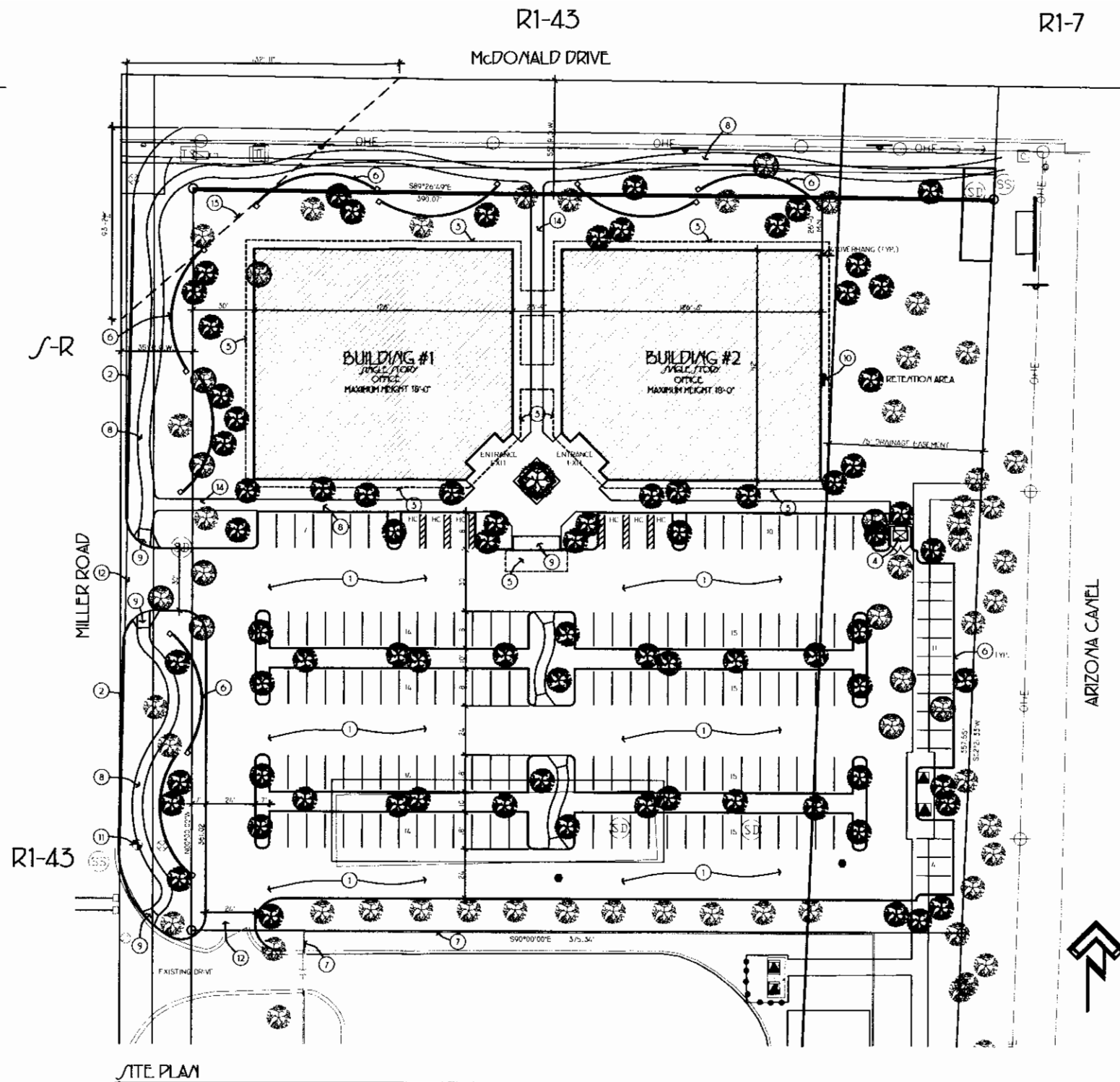
DEMOTES FRONT OPEN SPACE 15,074 S.F. TOTAL	DEMOTES PARKING LOT AREA 67,560 S.F. TOTAL
DEMOTES OPEN SPACE OTHER THAN FRONT OPEN SPACE 50,007 S.F. TOTAL	DEMOTES PARKING LOT LANDSCAPING 13,668 S.F. TOTAL

AREA CALCULATION

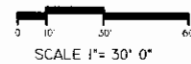
REQUIRED	PROVIDED
TOTAL NET LOT AREA 137,457 S.F.	137,457 S.F.
TOTAL REQUIRED OPEN SPACE 32,089 S.F.	44,176 S.F.
80% MINIMUM FRONT OPEN SPACE (1/2 STREET LANE PARKING) 500' X 10' X 20' = 1,000 S.F.	
531' X 10' = 5,310 S.F.	
TOTAL REQUIRED - 1,000 S.F.	15,776 S.F.
REQUIRED PARKING LOT LANDSCAPING 10,134 S.F.	13,668 S.F.



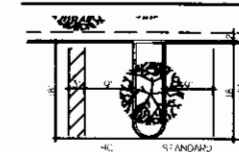
MAXIMUM BUILDING HEIGHT CONCEPT SECTION



SITE PLAN



TYPICAL PARKING DIM.



SITE INFORMATION

GROSS LOT AREA 137,457 S.F. OR 3.155 ACRES

BUILDING ALLOWABLE: 50,000 S.F. - 20% OF LOT AREA OR 27,490 S.F.

BUILDING #1: 15,776 S.F.

BUILDING #2: 3,125 S.F.

REQUIRED PARKING: 1,000 - 27,490/200 = 138 SPACES

PARKING PROVIDED: 138 SPACES

EXISTING ZONING: R1-43

PROPOSED ZONING: S-R



**BRISSETTE
ARCHITECTS
INC.**

10779 ALBUQUERQUE DRIVE, SUITE 100
SCOTTSDALE, ARIZONA 85258
TEL: (480) 340-3800 FAX: (480) 340-3801
WWW.BRISSETTEARCHITECTS.COM

KEYNOTES

1. ASPHALTIC CONCRETE
2. 6" VERTICAL CONCRETE CURB
3. BUILDING OVERHANG
4. TRASH ENCLOSURE
5. LOADING/UNLOADING AREA
6. NEW SITE WALLS, 5'-0" HIGH MAX.
7. EXISTING BLOCK WALL TO REMAIN
8. NEW 6' WIDE SIDEWALK
9. HANDICAP RAMP
10. ELECTRICAL SERVICE CABINET
11. EXISTING FIRE HYDRANT
12. NEW ENTRANCE DRIVE
13. SIGHT TRIANGLE
14. ACCESSIBLE ROUTE TO PUBLIC SIDEWALKS

KEY

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- NEW TREES



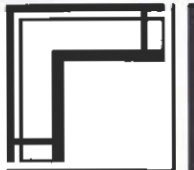
**DEI
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PROPERTY DIVISION IN THE CITY OF SCOTTSDALE
MCDONALD PROFESSIONAL CENTER
SCOTTSDALE, ARIZONA

12-ZN-2004
5-14-04



BRISSETTE
ARCHITECTS
INC.

WISCONSIN COUNTY CLERK, DANE COUNTY
CITY OF MADISON, WISCONSIN 53703
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E-MAIL: clerk@clerk.dane.wisconsin.gov


$$\begin{array}{r} 982 \\ - 2064 \\ \hline \end{array}$$

22

YEARS OF
EXCELLENCE
Professional
Services, L.L.C.

PROPERTY DIVISION IN THE CITY OF SCOTTSDALE
MCDONALD PROFESSIONAL CENTER
SCOTTSDALE, ARIZONA

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DATE: 04/23/04

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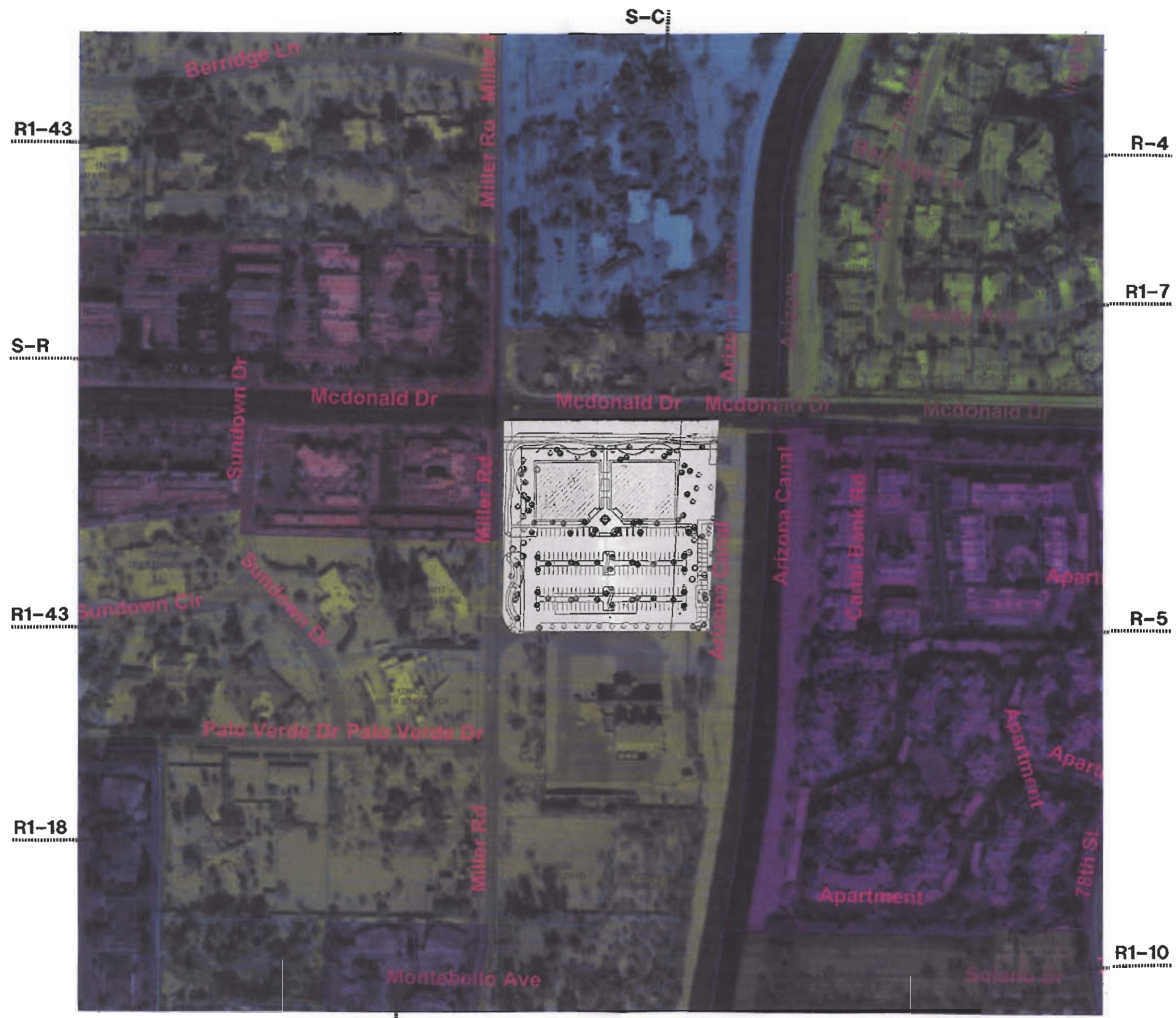
SIGN: _____

ANN: _____ DO _____

EDK:

SCALE: 1"=100'

EXISTING ZONING



EXISTING ZONING

12-ZN-2004
5-14-04

